

RABDAN GATES



BROKER PROJECT BRIEFING

COMPANY PROFILE

Rabdan Developments is an Emirati real estate developer headquartered in Dubai. The company's name was inspired by the late Sheikh Zayed bin Sultan Al Nahyan's first horse called Rabdan, who was a descendent of the thoroughbred Arabian horses owned by the Al Nahyan dynasty for hundreds of years. It is with this inspiration that the company aspired to honour the Emirate's rich history and tradition.

The company's founding principles of delivering excellent customer experiences, unrivalled value, and thoughtful design have earned it the trust of its customers to develop long-term relationships. It intends on establishing itself as a leading real estate developer with a deep-rooted heritage and enduring vision.

Since 2023, the company has launched 3 new projects: NAS 3, Gharb 1, and Gharbi 2. The projects have a combined Gross Development Value over AED 815 million and more than 1 million Square Feet of Built-Up Area. The projects are currently under construction in the communities of Arjan and Jumeirah Village Circle.

The company has exciting upcoming projects in Majan, Meydan, and Al Satwa with more than 2,000 units in the pipeline currently in the planning stages.



Rabdan Group of Companies

Rabdan Developments is part of a group of companies which includes a world-class school operator, a multinational outdoor media advertising company, a construction crane supplier, and numerous building material companies,.

- Nord Anglia Education, valued at more than USD \$14.5 Billion
- JCDecaux Group, valued at more than USD \$3.67 Billion
- Modern Emirates Heavy Cranes
- Emirates World Scaffolding Trading
- German Formwork Technology
- Fly Forms International

TRACK RECORD

Rabdan Developments have a successful track record in real estate development with 10 completed projects spanning a total built up area of more than 2.5 Million Square Feet and a Gross Development Value in excess of AED 2.3 Billion.

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10

Completed Projects

2.5 M SQ. FT.

Total Built up Area

AED 2.3 B

Gross Development Value

COMPLETED PROJECTS

Project	Location	Gross Development Value (AED)	Built Up Area (Sq. Ft.)	Status	No. of Units
Nord Anglia School Dubai	Arjan	800,000,000	750,000	Completed in 2014	-
NAS 1	Arjan	100,000,000	138,000	Completed in 2018	72
NAS 2	Arjan	150,000,000	175,000	Completed in 2018	78
Al Furjan Townhouses	Al Furjan	60,000,000	35,000	Completed in 2019	14
Palma Residence	Dubai South	40,000,000	65,000	Completed in 2020	44
SBO Tower	Al Barsha 2	200,000,000	350,000	Completed in 2020	168
AS Residences	Jumeirah Garden City	100,000,000	115,000	Completed in 2022	56
Nord Anglia School Abu Dhabi	Al Reem Island	650,000,000	500,000	Completed in 2023	-
SS Tower	Al Barsha South 3	150,000,000	270,000	Completed in 2024	116
MB Tower	Jumeirah Garden City	95,000,000	110,000	Completed in 2024	53
	Total	2,345,000,000	2,508,000		601

UNDER CONSTRUCTION PROJECTS

Project	Location	Gross Development Value (AED)	Built Up Area (Sq. Ft.)	No. of Units
NAS 3	Arjan	310,000,000	380,000	288
Gharbi 1	Arjan	205,000,000	260,000	170
Gharbi 2	JVC	300,000,000	365,000	236
	Total	815,000,000	1,005,000	694

PROJECT USPS

- This is the best value project in the market
- Attractive Payment Plan Options
- Unobstructed views to Landscape Area, Sheikh Mohammed Bin Zayed Road (E311), and neighboring mosque
- The project is surrounded by 3 roads with large setbacks on all sides.
- Easy access from Sheikh Mohammed Bin Zayed Road (E311)
- There is a landscape area directly to the South of the project
- There is a mosque within walking distance of the project
- Upcoming Schools, Parks, and Hospitals within walking distance
- Many Vastu compliant units





PROJECT OVERVIEW



Location Map



COMMUNITY OVERVIEW

Majan was one of the fastest growing communities in Dubai in 2024, there were more than 1,626 Off Plan Apartments sold by developers. The community currently consists of only 1,427 apartments with 4,280 new apartments currently under construction expected to deliver by 2028.

The community's central location has proven value, with a villa in the adjacent Al Barari neighbourhood transacting for AED 121 Million in April 2025. Furthermore, there were 109 transactions recorded in Al Barari in excess of AED 10 Million.

Adjacent to Majan, Aldar recently launched The Wilds project which was sold out and oversubscribed.



MAJAN ANALYSIS

Unit Type	No. of Sales	(%) of Total
Studio	861	47.5%
1 Bedroom	614	33.9%
2 Bedroom	328	18.1%
3 Bedroom	10	0.6%
Total	1,813	100.0%

PRICE (AED)

Unit Type	Average of Sale Price (AED)
Studio	677,838
1 Bedroom	1,010,561
2 Bedroom	1,440,663
3 Bedroom	1,953,595

UNIT AREAS

Unit Type	Average of Area
Studio	429
1 Bedroom	783
2 Bedroom	1,184
3 Bedroom	1,962

PRICE/SQ. FT.

Unit Type	Average of Price/Sq. Ft.
Studio	1,593
1 Bedroom	1,316
2 Bedroom	1,250
3 Bedroom	1,056



PROJECT DESCRIPTION

437 Residential Apartments

8 Retail Shops

Building Height: 3B + G + 3P + 22 (11th Floor is Mechanical Floor)

Built Up Area: 639,000 Square Feet

480 Covered Parking Spaces

7 Elevators

3.8 Meter Height Ceiling in Lobby





UNIT FEATURES

Studio

- Investor Friendly
- Well Designed Layouts
- All Units with Balconies

1 Bedroom

- Larger than Majan Average
- Spacious Kitchens and Dining Areas
- Large Storage Spaces

2 Bedroom

- 5% larger than Majan Average
- En-suite bathrooms plus Powder Room
- Panoramic Views

3 Bedroom

- Only 3 Units in the project
- Great for End Users
- 32% larger than Majan Average
- Includes Maid’s Room

UNIT BREAKDOWN

Unit Type	No. of Units	Minimum Area (Sq. Ft.)	Maximum Area (Sq. Ft.)
Studio	248	366	487
1 Bedroom	125	708	929
2 Bedroom	61	1,115	1,348
3 Bedroom	3	2,503	2,725

PROJECT AMENITIES

Infinity Pool

Sand Beach Pool

Health Club

Resident’s Club Lounge

Indoor Kid’s Play Area

Outdoor Kid’s Play Area

Water Features

Mini Golf

Climbing Wall

Communal Workspace

Cinema

Retail Shops

Multipurpose Rooms

Landscaped Gardens

Panoramic Viewing Terrace

Locker Rooms

Resident’s Plaza

Outdoor Seating Area

Outdoor Fitness Area

Kid’s Splash Park

BBQ Area

Electrical Vehicle Parking

Grand Entrance Lobby

Fire Pit









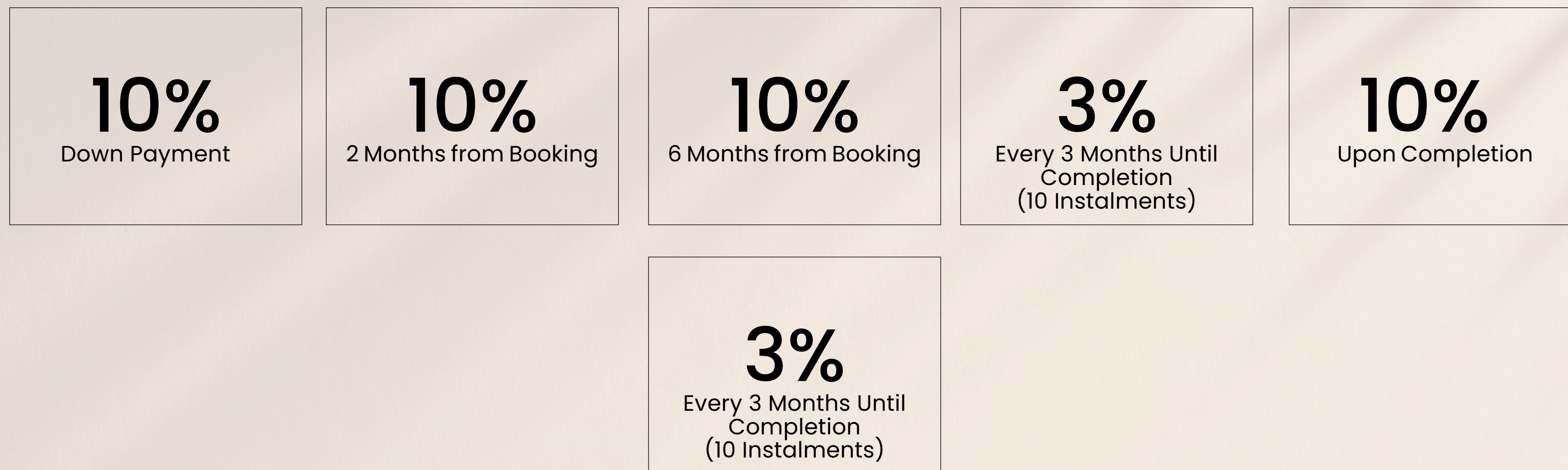
PAYMENT PLAN

Option 1 – 60/40 Payment Plan

<p>10%</p> <p>Down Payment</p>	<p>10%</p> <p>2 Months from Booking</p>	<p>10%</p> <p>6 Months from Booking</p>	<p>3%</p> <p>Every 3 Months Until Completion (10 Instalments)</p>	<p>40%</p> <p>Upon Completion</p>
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PAYMENT PLAN

Option 2 – 60/40 Post Handover Payment Plan



BOOKING PROCESS

To secure a unit, clients are requested to comply with the following:

1. Complete a payment of 10% of the property Purchase Price
2. Provide all required documentation and information
3. Pass AML/CFT requirements in line with the standards of the Central Bank of the UAE
4. Sign the project Offer to Purchase

Upon completion of this process, clients will be provided with a receipt and a copy of the countersigned project Offer to Purchase.

Following the successful booking of a unit, Rabdan Developments customer service team will onboard the client and coordinate the next steps to finalize the transaction.

SHOW APARTMENT

A One Bedroom Show Apartment with the same dimensions and specifications of the project will be ready for viewings in Rabdan Developments head office. The office is located in the Meydan Grandstand in Gate 3 on the 7th Floor in Office 703. Agents are welcome to bring their clients to see the show apartment and create their own marketing content if desired.



CONTACT

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Location Map: [View Map](#)

